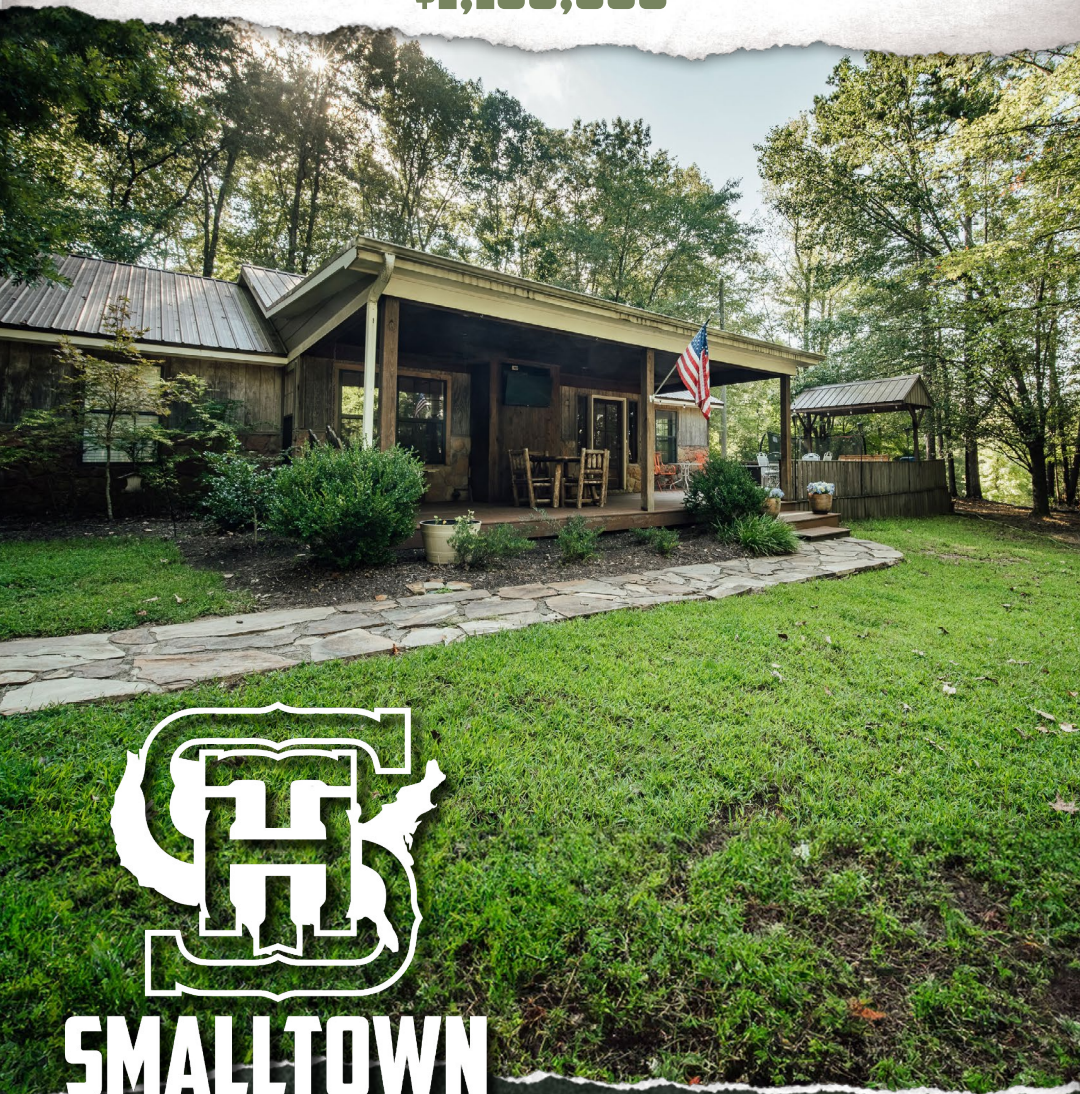


46± ACRES WITH A HOME LAFAYETTE COUNTY, MS

\$1,100,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE LAFAYETTE 46

PROPERTY PROFILE

LOCATION:

- 769 Highway 331
Paris, MS 38949
- Lafayette County
- 18.6± Miles from
the Oxford Square

COORDINATES:

- 34.17394, -89.34922

TAX INFORMATION:

- Parcel ID 219-31-003.00
\$760.20 as of 2023
- Parcel ID 219-30-009.01
\$83.20 as of 2023
- Parcel ID 219-31-002.00
\$523.35 as of 2023

PROPERTY USE:

- Residential
- Hunting
- Fishing
- Investment
- Recreational

PROPERTY INFORMATION:

- 46± Total Acres
- 1,797.7± SF Home
- 3 Bedrooms, 3 Baths
- 9×40 Tiny Home
- Stocked Pond
- Pond House with
Power, Water, & Heat
- 4-Stall Barn
- Creek
- 3 Shops
- Mature Pines and Hardwoods
- Gentle Rolling Terrain



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RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

C: 662-816-3952

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rheagan@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 46

WELCOME TO A QUIET, COUNTRY RETREAT IN LAFAYETTE COUNTY, MS. Situated off Hwy 331, approximately 18.6 miles from the Oxford Square, this 46± acre property is equipped with everything you might need to escape the hustle and bustle of life. You'll find residential, hunting and recreational opportunities, ample storage, a barn, and investment potential.

A cozy 1,797.7± square foot home, offering three bedrooms and three baths, is nestled amidst lush canopies of mature hardwoods. A new septic system was installed within the last year and the roof was replaced less than ten years ago. Among the gently rolling terrain, you will find a creek which provides a year-round water source for wildlife. For those who enjoy fishing, you will like spending time at the pond...cast a line in hopes of catching catfish or crappie or relax on the deck and pond house which is equipped with electricity, water and heat! Just behind the pond sits a four-stall barn that is sure to meet all of your equine needs. Your overnight guests will enjoy a one bedroom, one bath tiny home! The 9×20 house is complete with a kitchen and living area and has been a source of income for the current owners. Additionally, there are three shops on the property:

1. 50×50 3-bay heated shop complete with a bathroom and paint room
2. 24×50 shop wired for electricity with a 14×50 lean-to and 16×24 deck
3. 20×20 shop wired for electricity

**There is so much to love about this Lafayette County retreat!
To schedule a private showing and see what all this place
has to offer, call Rheagan Vaughn today.**



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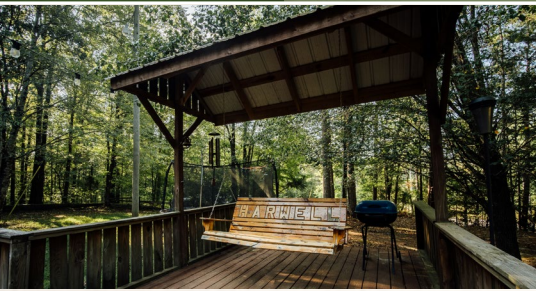
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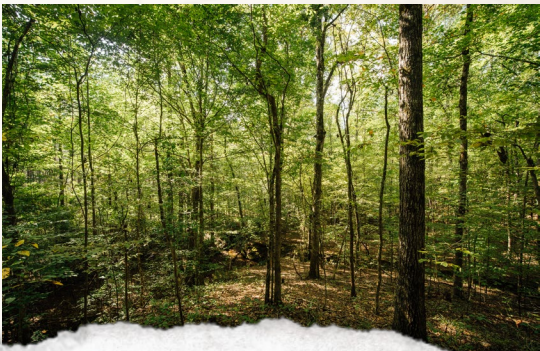
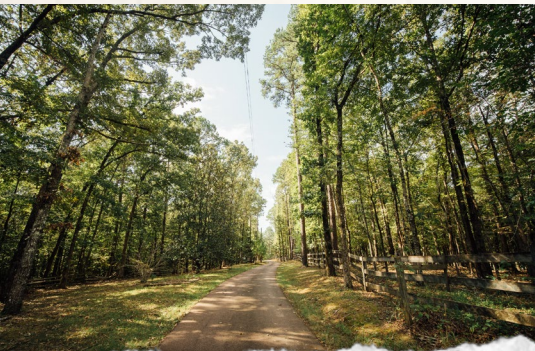
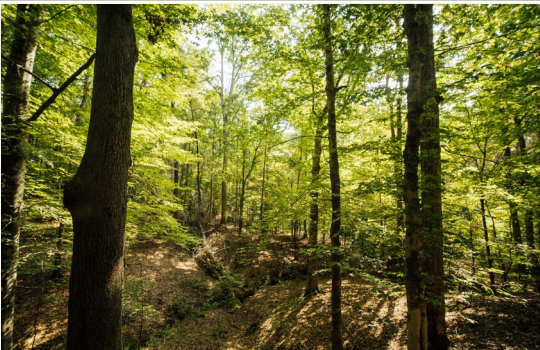
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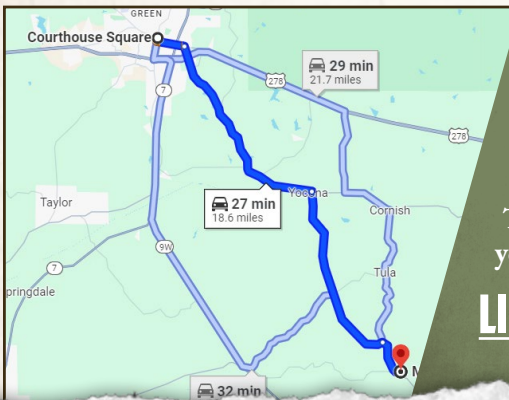
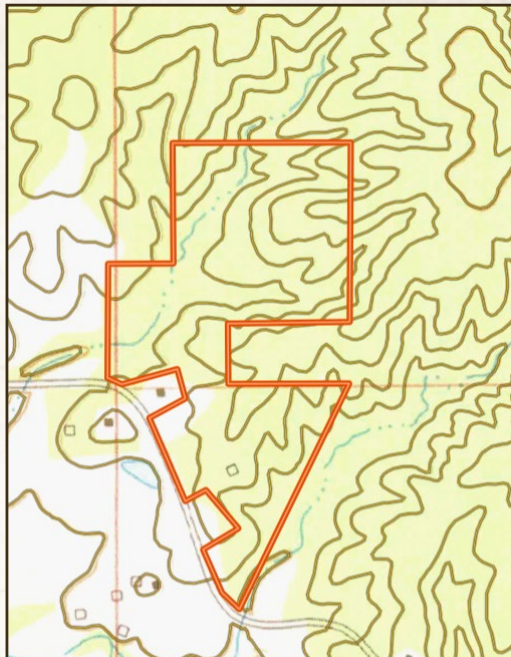
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land id. LINK



Directions From the Courthouse Square in Oxford, MS: Travel south on S Lamar Blvd toward Harrison Avenue. Turn left on University Avenue and travel 1.1 miles. Turn right on MS-334 E and proceed 8.4 miles. Turn right on County Road 445 and travel 7.4 miles. Turn right on MS-331 S and in 1.6 miles you will arrive at the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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